007.0	0006	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,600 /	919,600
					USE VALUE:	919,600 /	919,600
					ASSESSED:	919,600 /	919,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEANNARIS GEORGE---ETAL
Owner 2:	GEANNARIS LORRAINE
Owner 3:	
Street 1:	11 SHERATON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,677 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6677.000	422,000	1,300	496,300	919,600
Total Card	0.153	422,000	1,300	496,300	919,600
Total Parcel	0.153	422,000	1,300	496,300	919,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.10 | /Parcel: 337.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6781
GIS Ref	
GIS Ref	
Insp Date	02/14/18

!729!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,000	1300	6,677.	496,200	919,500	919,500	Year End Roll	12/18/2019
2019	104	FV	324,500	1300	6,677.	527,300	853,100	853,100	Year End Roll	1/3/2019
2018	104	FV	324,500	1300	6,677.	384,600	710,400	710,400	Year End Roll	12/20/2017
2017	104	FV	303,700	1300	6,677.	335,000	640,000	640,000	Year End Roll	1/3/2017
2016	104	FV	303,700	1300	6,677.	285,300	590,300	590,300	Year End	1/4/2016
2015	104	FV	269,500	1300	6,677.	279,100	549,900	549,900	Year End Roll	12/11/2014
2014	104	FV	269,500	1300	6,677.	229,500	500,300	500,300	Year End Roll	12/16/2013
2013	104	FV	280,800	1300	6,677.	218,300	500,400	500,400		12/13/2012

PRINT

Date	Time
12/10/20	16:27:31

LAST REV

Date	Time
03/05/18	09:14:08
ekelly	
729	

USER DEFINED

Prior Id # 1:	6781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEANNARIS CATHE	28604-1		5/21/1998	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6677		Sq. Ft.	Site		0	80.	0.93	1									496,251						496,300	

Total AC/HA:	0.15328	Total SF/SM:	6677	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	496,251	Spl Credit		Total:	496,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03489733
Const Adj.:	0.99732524
Adj $ / SQ:	175.462
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655317
Depreciation:	233293
Depreciated Total:	422024

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

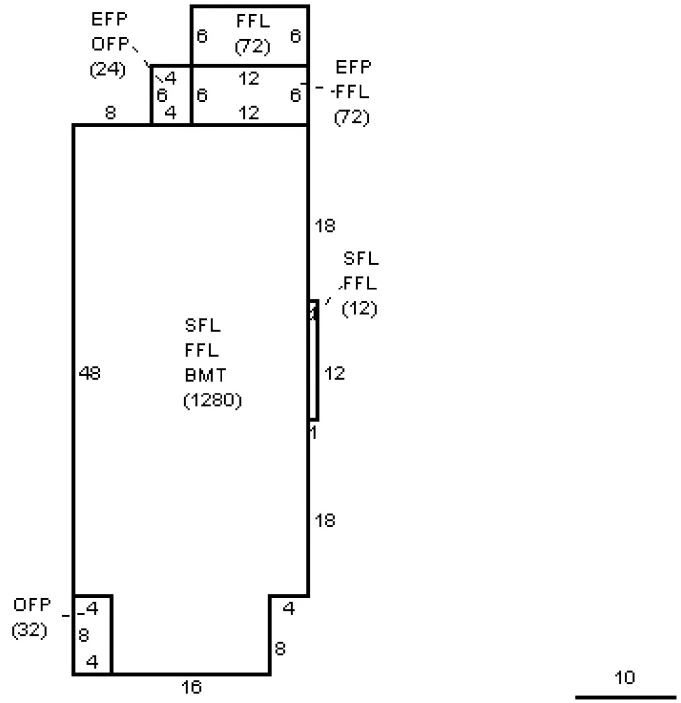
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.46
Special Features:	0	Val/Su Net:	101.44
Final Total:	422000	Val/Su SzAd	154.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,436	175.460	251,963
SFL	Second Floor	1,292	175.460	226,697
BMT	Basement	1,280	52.640	67,377
EFP	Enclos Porch	96	55.440	5,322
OFP	Open Porch	56	43.880	2,457
	Net Sketched Area:	4,160	Total:	553,816
Size Ad	2728	Gross Are	4160	FinArea 2728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	P	VP	1920	15.94	T	80	104			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300

IMAGE

AssessPro Patriot Properties, Inc